



# MATTHEW JAMES

Property Services



## Eastlands Mews Bronte Close, Rugby, CV21 3PW

£220,000

EASTLANDS MEWS IS A NEW DEVELOPMENT OF NINE TOWNHOUSES AND SIX APARTMENTS LOCATED IN RUGBY... THERE ARE TWO AND THREE BEDROOM TOWNHOUSES AND ONE AND TWO BEDROOM APARTMENTS AVAILABLE... ALLOCATED PARKING... PRICES FROM £200,000 FOR TWO BEDROOM TOWNHOUSES... \*\*HELP TO BUY AVAILABLE - PLEASE ASK FOR FURTHER DETAILS\*\*... BE QUICK TO RESERVE YOUR PLOT. This listing is for a two double bedroom townhouse. Eastlands Mews was formerly known as Eastland's School and retains all of its original features externally, whilst the internal space has been transformed to create modern open plan living in a range of townhouses and apartments. These homes are perfect for commuters thanks to the easy access to Rugby, Northampton, Leamington Spa and Leicester. The homes have been designed with modern day living in mind, with naturally bright rooms and open spaces throughout.

Enjoy being a short walk away from the centre of Rugby, have easy access to excellent transport links, everyday amenities and a superb choice of schools, including the famous Rugby school, right on your doorstep. With imaginative layouts, The Schoolhouse externally maintains its original charm whilst creating a modern interior. The Schoolhouse will appeal to a variety of lifestyles, including first time buyers, young families and commuters, to families with children and those looking to downsize. Call us now to book your immediate viewing and discuss your requirements. Be quick as the added incentives are only available for a short time.

## **Kitchen & Living Space**

Fully fitted kitchen with a choice of worktop  
Stainless steel 1.5 bowl sink with monobloc mixer tap  
(where layout permits)  
Stainless steel built under single fan oven  
Tiled ceramic splash back  
Stainless steel electric hob  
Extractor hood  
Integrated fridge/freezer  
Plumbing and electrics for washing machine  
Laminate flooring

## **Bathroom**

White sanitary ware  
Chrome tap ware  
Ceramic wall tiling  
Fixed screen in family bathroom

## **Bedroom One**

## **Bedroom Two**

## **Flooring**

Ceramic flooring to bathrooms.  
Wool mix carpet to stairs, landing and bedrooms.

## **Lighting & Electrics**

Down lighters to living area, bathroom and en-suite  
TV point to living room TV point to bedrooms  
Telephone points to living room  
Mains wired smoke detectors  
BT socket  
External lighting  
Battery wired carbon monoxide detect

## **Heating**

Energy efficient gas combination boiler.  
Gas central heating throughout.  
Thermostatically controlled radiators to all rooms.

## **Exterior**

Double glazed imitation sash PVCu windows.  
PVCu fascias, soffits and guttering.  
Multi point door locking system to front and rear doors.

## **Garden Landscaping**

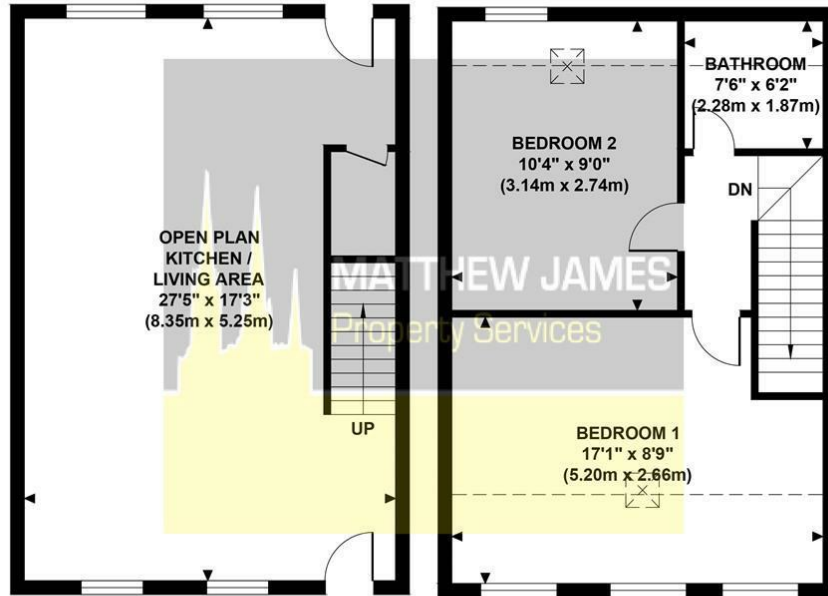
Turfed rear garden with patio area (where applicable)  
1.8m high close board boundary fencing (where applicable)

## **Build warranty**

10 year Build Warranty with ICW for all units.

# Plot 10, The School House

Approximate Gross Internal Area:  
943 sq ft / 87.60 sq m



GROUND FLOOR

FIRST FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### CONTACT INFORMATION

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